

511 RICHMOND AVE

FOR LEASE – RESTAURANT-READY
MONTROSE LOCATION



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511 EXECUTIVE SUMMARY

511 Richmond Avenue presents a compelling opportunity to lease a fully built-out, restaurant-ready space in one of Houston's most vibrant and high-traffic corridors. Located on Richmond Avenue, this property offers outstanding visibility and accessibility, surrounded by dense residential neighborhoods, nightlife, and established dining destinations.

This turnkey space is ideal for restaurateurs looking to launch or expand without the heavy upfront investment typically required for build-out.

Property Highlights:

- Fully equipped restaurant space – ready for immediate occupancy
- Brand new kitchen equipment provided by landlord
- Functional layout designed for efficient restaurant operations
- High-visibility frontage along Richmond Ave
- Strong foot and vehicle traffic
- Surrounded by popular retail, bars, and residential developments

Space Features:

- Commercial-grade kitchen with new equipment
- Dining area with flexible seating configuration
- Infrastructure in place for a variety of restaurant concepts
- Potential for patio or outdoor seating
- Ideal For:
 - Full-service restaurant
 - Fast casual concept
 - Café or specialty dining
 - Bar and lounge (subject to approvals)

Lease Terms:

- Competitive lease rates (contact for details)
- Flexible terms available for qualified tenants
- Don't miss this rare opportunity to secure a restaurant space with brand new equipment in a Houston Montrose location.





ADDRESS:

511 RICHMOND AVE
HOUSTON, TX 77006



LEASE RATE:

CALL BROKER



SIZE:

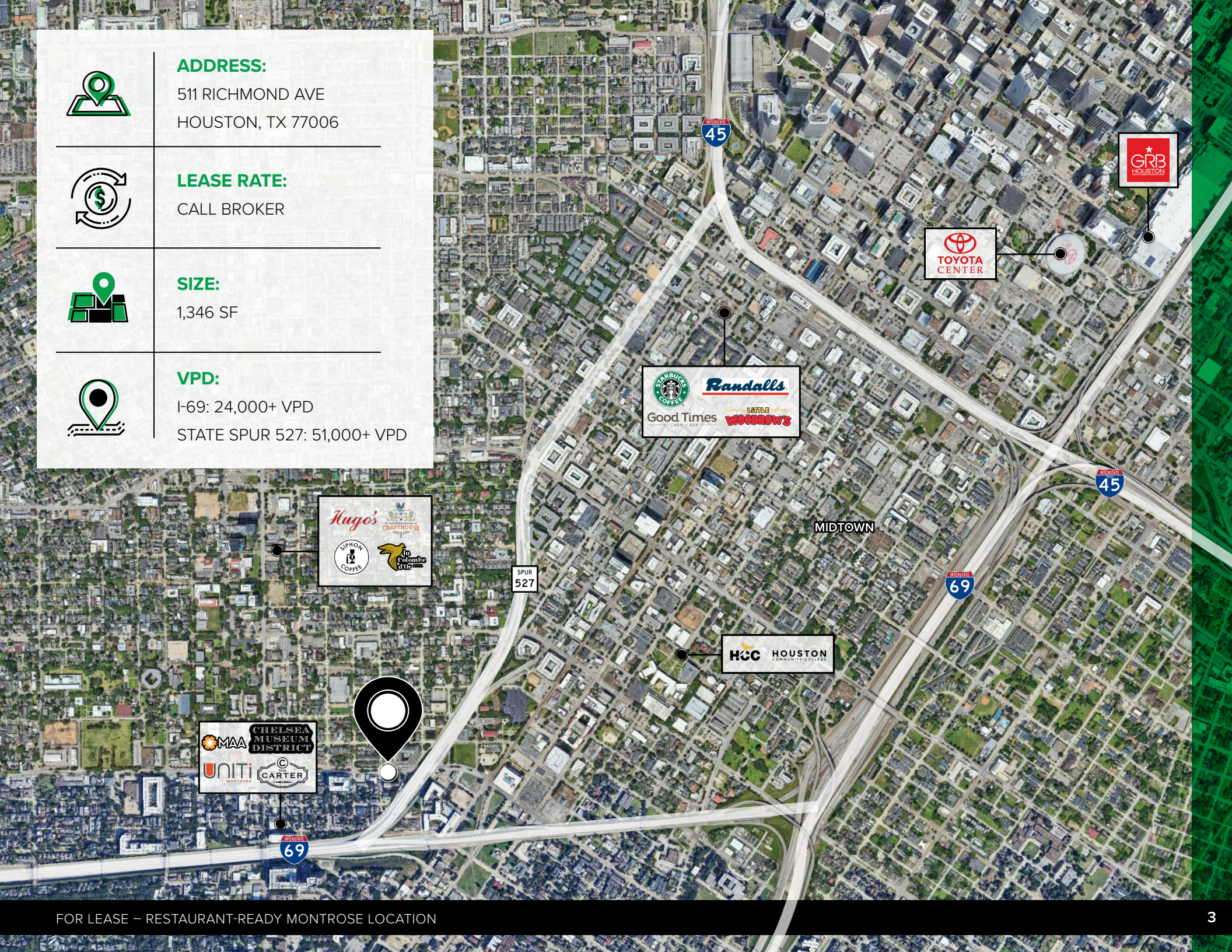
1,346 SF



VPD:

I-69: 24,000+ VPD

STATE SPUR 527: 51,000+ VPD





 I-69 | 51,000+ VPD




CHELSEA MUSEUM DISTRICT



 RICHMOND AVE | 18,000+ VPD



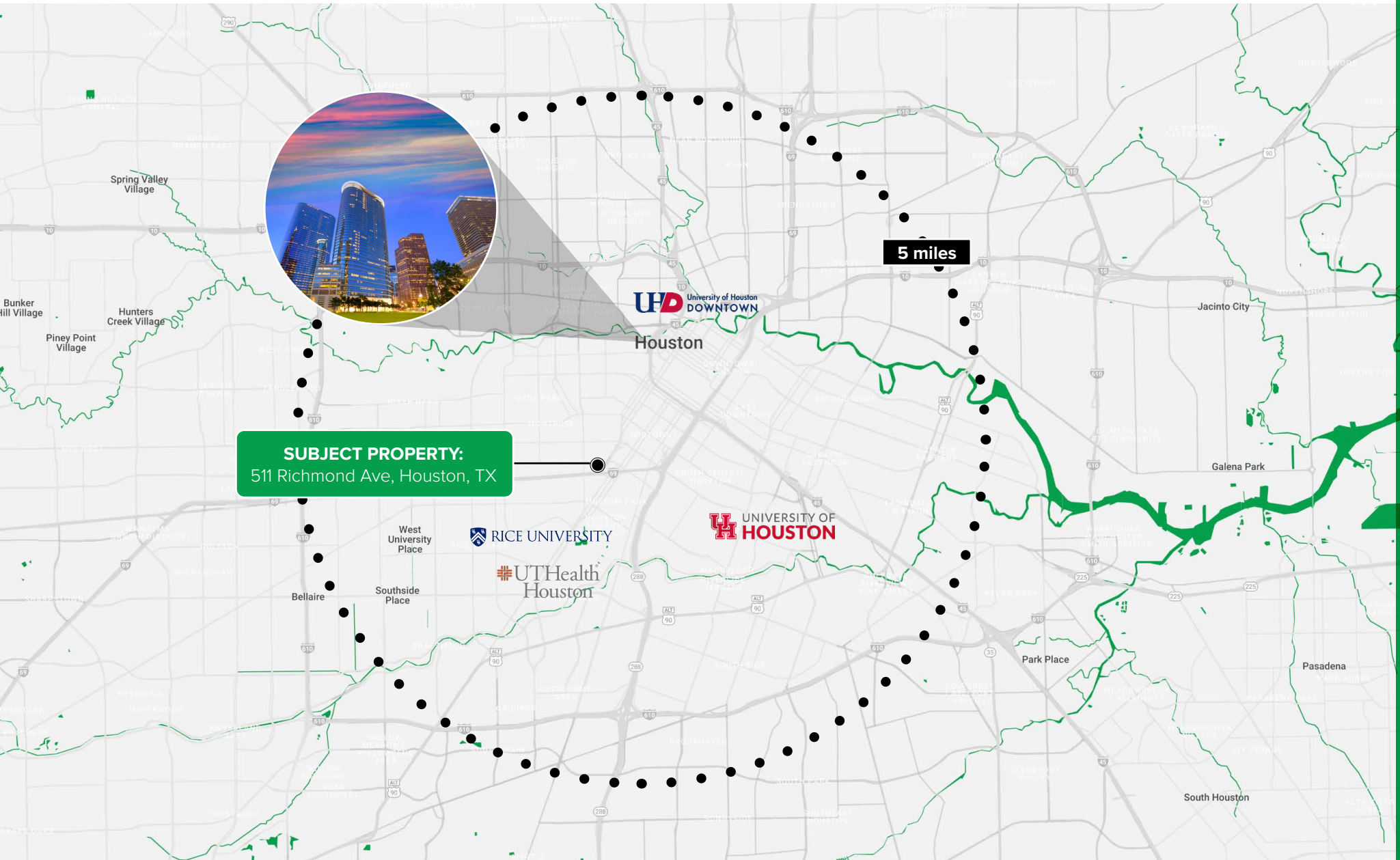
 JACK ST



511

PROPERTY PHOTOS





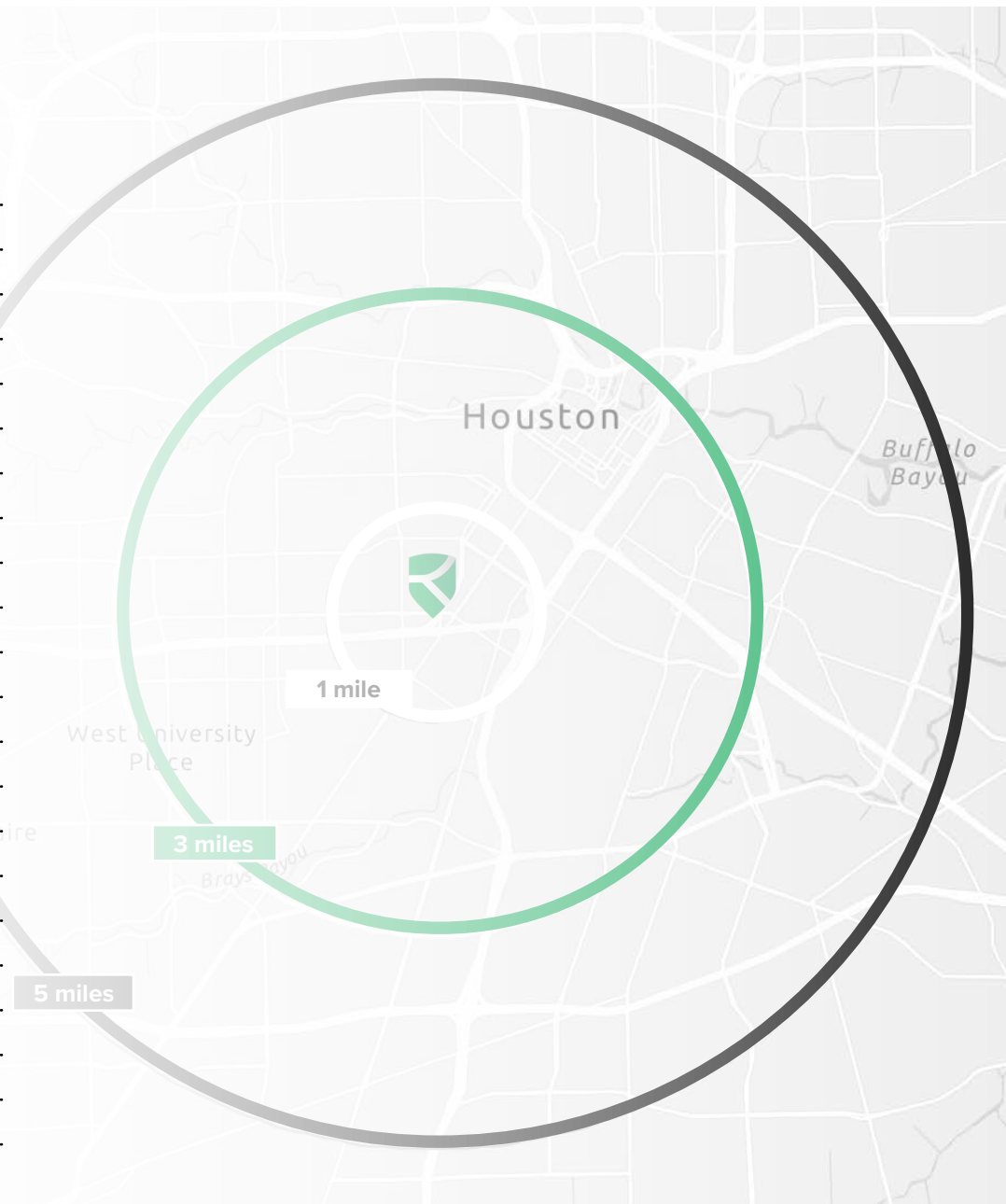
\$155,813 average household income within 5 miles

Employees within 5 miles total **292,082**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	28,608	216,140	483,721
Households	16,246	106,766	231,818
Families	5,056	38,860	100,473
Average Household Size	1.63	1.76	1.96
Owner Occupied Housing Units	4,706	34,306	87,009
Renter Occupied Housing Units	11,540	72,460	144,809
Median Age	36.1	34.2	35.1
Median Household Income	\$95,097	\$100,617	\$90,901
Average Household Income	\$159,419	\$162,297	\$155,813

2030 Summary	1 Mile	3 Miles	5 Miles
Population	30,328	229,159	507,042
Households	17,561	116,289	249,237
Families	5,400	41,517	106,149
Average Household Size	1.61	1.73	1.91
Owner Occupied Housing Units	5,215	37,176	94,390
Renter Occupied Housing Units	12,346	79,113	154,848
Median Age	36.9	34.9	36.0
Median Household Income	\$103,367	\$107,425	\$99,090
Average Household Income	\$170,036	\$170,389	\$164,956



PRESENTED BY

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date